

TAB

**OBJECTION:** The location of the CIA headquarters installation at Langley is opposed locally.

**REBUTTAL:** A small but vociferous group of persons residing near the proposed site have opposed the location. This group circulated a petition which was signed by 700 opponents. Another petition, circulated privately in the same area, was signed by 2,600 residents who favor CIA at Langley. Representative Broyhill, in a public opinion sampling, found that 74 per cent of Fairfax County residents and 78 per cent of Langley's "neighbors" (Dranesville District) favor CIA at Langley.

**OBJECTION:** The location of the CIA headquarters installation at Langley would accelerate population growth in Fairfax County, to such an extent as to interfere with orderly development.

**REBUTTAL:** It is the opinion of CIA's consultants, Clarke and Rapuano, concurred in by CIA, that there will be no substantial migration of its employees to the neighborhood of Langley. Of all the sites considered, Langley is the most conveniently accessible to the bulk of CIA's employees, and, therefore, the least likely to engender change of residence. CIA's employees are presently residing in areas of their choice which they find conveniently accessible to 2450 E Street. Those living in Virginia will be closer to Langley. Those living in areas of Maryland and Northwest D. C., served by the Bay and Chain Bridges, will be closer to Langley. Those who cross the Memorial (or Constitution Avenue) Bridges will add only 10-15 minutes to their commuting time, and that along a fast, pleasant parkway. These are cogent arguments to support the conclusion that relocation of personnel will be minimal. Opponents of Langley frequently endorse the mutually exclusive views that CIA at Langley will require an extensive new road net (implying that our employees will remain at their present locations) and that Fairfax County will experience a great influx of these same employees. It is noteworthy that the planning agency directly concerned (Fairfax County Planning Commission) and the governmental organ that must cope with any "problems" CIA may bring (Fairfax County Board of Supervisors) have both endorsed CIA's locating at Langley. The detailed report of the Planning Commission clearly states the factual situation; it has been endorsed without qualification by the Board of Supervisors.

## **SITE COMPARISONS**

### **1. LANGLEY:**

- a. Topography and forestation aid security;
- b. Contiguity to Government land aids security, permits expansion;
- c. Convenient to points of daily liaison;
- d. Best traffic access of any site (employee commuting) with immediately planned improvements (Parkway, Route 123, Bay Bridge); with planned long-range improvements will get even better.

### **2. VIRGINIA (only other available site close enough is Winkler Tract):**

- a. Topography and closeness of existing and probable commercial and residential development lessen security, prohibit future expansion - "building surrounded by parking lot";
- b. Less convenient to points of daily liaison;
- c. Opinion of Clark and Rapuano that traffic access (employee commuting) is better at Langley and will continue to improve relatively while Winkler worsens.

### **3. MARYLAND:**

- a. On security and expansion points, all sites inferior to Langley;
- b. Inconvenient for daily liaison (e.g., Pentagon);
- c. Too far for employee commuting (see time chart).

### **4. DISTRICT OF COLUMBIA:**

- a. Land too expensive, and no site available with security and expansion factors of Langley;
- b. Building too expensive, due to ornamentation requirements.

### **5. SUMMARY:**

The District is too expensive. Maryland is too far. Langley is the best site in Virginia, all things considered.